



**Environmental Quality Advisory Board
7447 E. Indian School Rd., Ste. 105
Scottsdale, AZ
Wednesday, August 18, 2004
5:15 p.m.**

1) Call to Order

The regular meeting of the Environmental Quality Advisory Board was called to order by Chair Basinger at 5:30 p.m., noting the presence of a quorum

2) Roll Call and Approval of 6/16/04 meeting minutes

Members Present: Dan Basinger, Chair
Don Manthe, Vice Chair
Michele Cohen
Ron Hand
Randy Nussbaum
Jay Spector
Brian Munson (telephonically)

City Staff Present: Larry Person
Chuck Skidmore
Anthony Floyd

Other Attendees: Mary Grace Hime
Richard Zimmerman
Joan Baron
Todd Kuhlman
Zach Hand

Board Member Cohen noted a correction to the 6/16/04 meeting minutes. She amended the section relative to The Energy Task Force to read Board Members Cohen and Spector met with Mr. Skidmore. On motion made by Vice Chair Manthe and seconded by Board Member Hand, the minutes for the 6/16/04 meeting were approved as amended. The motion passed unanimously.

3) Optima Camelview Village Presentation

Mr. Todd Kuhlman gave the Board Members an overview of the proposed Camelview Village project located between Scottsdale Road and Highland and the Goldwater Express lane. He noted that the subject property has been vacant for twenty years. He presented a brief history of the site. Mr. Kuhlman advised the Board that Optima Inc. is in a position to design, develop, and build their projects to include site acquisition and ultimate management of the product.

Mr. Kuhlman described the project as consisting of multi family residential units, with courtyards, open space, with undulating boundaries to enhance the visual appeal of the area. He noted that all parking would be underground allowing for additional landscaping, to include roof top terraces. He added that there would be a small retail component. Mr. Kuhlman presented various elevations of the proposed project. He pointed out the proposed solar control devices, and noted that photovoltaic technologies would be incorporated as well. He acknowledged that climate is a primary concern and defines the way the development should be built.

Mr. Kuhlman emphasized his firm's desire to showcase this project as a model of multi family development with the inclusion of green building and LEED requirements in a downtown urban setting.

Mr. Kuhlman responded to Board Member questions. He stated that he would welcome feedback and discussion of other technologies from the Board Members. There was discussion as to the use of solar hot water, "Smog Hog" technology in the parking garages and potential use of gray water. Mr. Kuhlman stated that he anticipated requesting City Council approval by the end of the year and initial groundbreaking in 2005.

4) Old Business

City Parks Recycling

Board Member Spector advised the Board that formulation of a plan was in progress, but that he had not been able to meet with Judy Wise as yet. He anticipated presenting a report at the September meeting

State Trust Lands Reform Recommendation

Chair Basinger stated that Mr.. Cafarella had been unable to attend this evening's meeting to address this issue. Chair Basinger explained that the

Reform had met with resistance and was being reworked. He stated that negotiations were ongoing.

5) New Business

Green Building Committee

- Appointment of Committee Members

Chair Basinger stated that there were seven vacancies and seven applicants for the Green Building Committee. **Vice Chair Manthe moved to approve the seven applications submitted for the seven vacant positions. Board Member Nussbaum seconded the motion.** Discussion ensued as to the existence of a requirement for Scottsdale residency. Chair Basinger clarified that the requirement stated that the individual must live or work in Scottsdale. There was also discussion as to the composition of the committee as far as representation by all sectors of the industry. Mr. Person assured the Board that he and Mr. Floyd had determined that the appropriate balance of backgrounds had been represented on the Committee.

Chair Basinger called for the vote. The motion passed unanimously.

- Commercial Checklist

Mr. Floyd distributed a draft copy of the Commercial Checklist and stated that it was in the final stages of development. He explained that the categories had been made similar to LEED categories, but that the checklist was an alternative to LEED with a Sonoran desert orientation. Vice Chair Manthe asked about the benefit to the developer who uses the Commercial Checklist as opposed to LEED. Chair Basinger and Mr. Floyd replied that the Commercial Checklist offers an alternative to someone who doesn't want the expense and bureaucracy of LEED, but wants to build green. Mr. Floyd added that using the Commercial Checklist could also be seen as an effective marketing tool as well. Vice Chair Manthe stated that he felt expedited plan review would be an appropriate incentive for utilization of the Commercial Checklist.

Discussion ensued. It was the consensus that an education component was a vital part of encouraging use of the checklist. Mr. Person suggested that tracking the performance of the first few projects as to the economics and benefits would be critical. There was also discussion as to the progress of efforts to mandate LEED silver for city facilities.

On motion made by Vice Chair Manthe and seconded by Board Member Hand, the Board voted to provide encouragement for the Green Building Committee to complete and implement the Commercial Guidelines, and establish a monitoring system. The motion passed unanimously.

Board Member Cohen inquired as to the status of the City Council Action Report. Mr. Floyd replied that it was moving slowly. He explained that the policy was complete, but that some editing was necessary. He anticipated presentation to City Council in late September. Mr. Person advised the Board that there was some debate as to when the policy would become effective as it relates to projects currently in some stage of development. He suggested preparing a list of the projects and their stage of development for City Council to review.

- Remodeling Guidelines

Mr. Hand reported that the Guidelines were going to be sent out for expert review prior to publication, which was anticipated at the end of October.

6) Standing Committee Reports

- Green Building Report

Mr. Floyd reported that plans for the upcoming Expo event on October 1 and 2, 2004 at Phoenix City Hall were progressing well. He referred to the Samuel Mockbee exhibit at SMOKA, and David Orr as keynote speaker for the Thursday night event.

- Energy Committee Task Force.

Board Member Cohen advised the Board that she and Board Member Spector continued to discuss the composition of the committee. Board Member Spector stated that a letter had been drafted to send to potential committee members, and noted that a meeting date and agenda for the first meeting remained to be addressed. Board Member Cohen added that a landscape/architect professional had been added to the list of potential committee members and suggested that that category might be appropriate for the Water Committee as well.

- Water Committee

Vice Chair Manthe reported that he and Board Member Munson had updated the guidelines and asked the Board to accept the changes. He

expressed some confusion as to public notice. Chair Basinger stated that **all** meetings would have to be publicly noticed. Vice Chair Manthe noted the change and stated that he would present the document to Mr. Mansfield and Ms. Miller at the Water Department for their review. He also noted that a letter for potential committee members had been prepared as well.

7) Updates and Reminders

Board Member Nussbaum reminded the board that the EnviroKidsFest Committee was forming with the first meeting to be held on August 26, 2004. He encouraged participation by the Board Members.

Chair Basinger noted the next two Solar Lectures, and Mr. Floyd stated that the Solar Home Tour would take place the week after the Expo. Chair Basinger stated that the first Green Building Lecture for the current series would be held on September 2, 2004

- The next Meeting is scheduled for 9/22/04.

8) Adjournment

Being duly moved and seconded, the regular meeting of the Environmental Quality Advisory Board was adjourned at 7:08 pm.

Respectfully submitted,

Diane Swanberg